

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF OCTOBER 19, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, October 19, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **Coburg Rd (West Ashley) TMS# 3490800001** – 6.15 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner: St. Andrews Parish LLC
Applicant: Seamon, Whiteside & Assoc. Inc
2. **1040 & 1042 5th Ave (West Ashley) TMS# 4180600028 & 115** – 10.481 ac. Request rezoning from Single-Family Residential (SR-2) and Diverse Residential-Mobile Home Park (DR-3) to Single-Family Residential (SR-1).
Owner: Thomas C. Campbell, III; Campbell Knuppel Trailer Park LLC
Applicant: Seamon, Whiteside & Assoc. Inc
3. **1645 Raoul Wallenberg Blvd (West Ashley) TMS# 3510400001 (a portion)** – approx. 3.66 ac. Request rezoning of property from Diverse Residential-Elderly Housing to Single-Family Residential (SR-1).
Owner: ZS Associates LLC
Applicant: Sitecast
4. **Nabors Dr and Affirmation Blvd (James Island) TMS# 4281600013 (a portion), 046, 047, 048 & 052** – approx. 3.95 ac. Request rezoning from General Business (GB) and Single-Family Residential (SR-1) to Diverse Residential (DR-9).
Owner: Anne Doscher Read & James Island Plantation Services Inc
Applicant: ADC Engineering
5. **1099 Playground Rd (West Ashley) TMS# 3500400139** – 0.698 ac. Request rezoning from Limited Business (LB) to General Business (GB).
Owner: Dr. Helen Ross
6. **221 Spring St & 194 Cannon St (Peninsula) TMS# 4601004011 & 013** – approx. 1.58 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner: Jem Management Co; Calfran Properties
Applicant: Jonathan L. Yates - Hellman Yates & Tisdale

SUBDIVISION

1. **Farr St Right-of-Way Extension (Peninsula) TMS# 2750000182** – 12.66 ac. 3 lots. Request subdivision concept plan approval. Zoned Daniel Island Residential (DI-R).
Owner: Greystar GP II LLC
Applicant: Seamon, Whiteside & Assoc. Inc

ZONINGS

1. **14 Shadowmoss Pkwy (West Ashley) TMS# 3580700007** – 0.36 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Paula & Chris Iannuccilli
2. **7 Arcadian Park (West Ashley) TMS# 4181500069** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Kathleen & Josh Bell
3. **472 Woodland Shores Dr (James Island) TMS# 3431600040** – 0.30 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Rolina Homes LLC
4. **336 Folly Rd (James Island) TMS# 4240500029** – 0.42 ac. Request zoning of General Business (GB). Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County.
Owner: 336 Folly Rd LLC

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Parcel Q-5-2 (Daniel Island) TMS# 2750000155** – 8.97 ac. 2 lots. DI-TC. Preliminary subdivision plat approved; final subdivision plat pending approval.
2. **Grand Oaks – Barons Drive (West Ashley) TMS# 3010000696** – 72.84 ac. R/W. PUD. Preliminary subdivision plat approved.
3. **Maybank Village, Tract D (Johns Island) TMS# 3130000248** – 10.33 ac. 2 lots. GB. Preliminary subdivision plat pending approval; final subdivision plat pending approval.
4. **Old Towne Road (West Ashley) TMS# 4150000002** – 4.0 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
5. **Harmony (West Ashley) TMS# 3060000003** – 166.39 ac. 215 lots. PUD. Preliminary subdivision plat pending approval.
6. **Church Creek Landing (West Ashley) TMS# 3550700003, 004** – 10.77 ac. 43 lots. PUD. Final subdivision plat pending approval.
7. **Hollyberry Road (James Island) TMS# 3431500120** – 0.64 ac. 2 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat pending approval.
8. **Lawton Park, Phase 2 (James Island) TMS# 4260900136** – 2.78 ac. 10 lots. SR-1. Final subdivision plat recorded.
9. **Whitney Lake, Phase 2B (Johns Island) TMS# 3120000334** – 6.51 ac. 51 lots. DR-6(ND). Final subdivision plat recorded.
10. **16 Strawberry Lane (Peninsula) TMS# 4600302069** – 0.08 ac. 2 lots. DR-2F. Preliminary subdivision plat approved; final subdivision plat pending approval.
11. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Preliminary subdivision plat pending approval.
12. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069** – 34.58 ac. 128 lots. PUD. Preliminary subdivision plat approved.

13. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790800202** – 16.74 ac. 49 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat pending approval.
14. **Carolina Bay, Phase 21A (West Ashley) TMS# 3070000009** – 34.23 ac. 39 lots. SR-6. Final subdivision plat pending approval.
15. **287 Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Preliminary subdivision plat pending approval.
16. **Stefan Dive Townhomes (James Island) TMS# 3430700146-148** – 0.7 ac. 8 lots. DR-12. Preliminary subdivision plat under review.
17. **Maybank Village, Phase 2B (Johns Island) TMS# 3130000056, 057** – 33.7 ac. 101 lots. SR-6. Final subdivision plat pending approval.
18. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 47 lots. DI-RI. Preliminary subdivision plat approved.
19. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040** – 44.61 ac. 86 lots. PUD. Preliminary subdivision plat approved.
20. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043** – 37.9 ac. 59 lots. PUD. Preliminary subdivision plat approved.
21. **Grand Oaks, Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697** – 69.25 ac. 144 lots. PUD. Preliminary subdivision plat approved.
22. **Whitney Lake, Phase 4 (Johns Island) TMS# 3120000143** – 24.56ac. 53 lots. DR-6(ND). Preliminary subdivision plat approved.

Road Construction Plans

1. **Grand Oaks – Barons Drive (West Ashley) TMS# 3010000696** – 72.84 ac. R/W. PUD. Road construction plans pending approval.
2. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Road construction plans under review.
3. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069** – 34.58 ac. 128 lots. PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.